183.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	746,600 / 746,600
					USE VALUE:	746,600 / 746,600
					ASSESSED:	746,600 / 746,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		GOLDEN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ENOS CLARA J
Owner 2:	ENOS MATTHEW J/JENNIFER M
Owner 3:	
Street 1:	38 GOLDEN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ENOS JOHN J JR & CLARA J -
Owner 2:	-
Street 1:	38 GOLDEN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .153 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Wood Shingle Exterior and 1948 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6674.000	311,800	600	434,200	746,600
Total Card	0.153	311,800	600	434,200	746,600
Total Parcel	0.153	311,800	600	434,200	746,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.26 /Parcel: 383.26

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 123468

GIS Ref

GIS Ref

Insp Date 05/17/18

!14276!

PREVIOUS ASSESSMENT

Parcel ID 183.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	311,800	600	6,674.	434,200	746,600		Year end	12/23/2021
2021	101	FV	302,300	600	6,674.	434,200	737,100		Year End Roll	12/10/2020
2020	101	FV	302,300	600	6,674.	434,200	737,100	737,100	Year End Roll	12/18/2019
2019	101	FV	238,500	700	6,674.	434,200	673,400	673,400	Year End Roll	1/3/2019
2018	101	FV	228,000	700	6,674.	365,900	594,600	594,600	Year End Roll	12/20/2017
2017	101	FV	228,000	700	6,674.	334,900	563,600	563,600	Year End Roll	1/3/2017
2016	101	FV	228,000	700	6,674.	285,300	514,000	514,000	Year End	1/4/2016
2015	101	FV	222,600	700	6,674.	248,100	471,400	471,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:41:46

LAST REV

Date	Time
02/11/21	10:30:41
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14276

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ENOS JOHN J JR	1371-63		7/13/2009	Family	1	No	No		
	610-55		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	123468
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/6/2020	1576	Solar Pa	19,305	C				
9/1/2009	801	Addition	146,000					ADD 2ND FLOOR/ NEW
12/15/2003	1051	New Wind	6,725					

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	Meas/Inspect	BS	Barbara S
10/19/2010	Info Fm Prmt	BR	B Rossignol
10/15/2008	Meas/Inspect	189	PATRIOT
10/30/2000	Hearing N/C	189	PATRIOT
12/28/1999	Meas/Inspect	263	PATRIOT
7/13/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6674		Sq. Ft.	Site		0	70.	0.93	7									434,155						434,200	

Total AC/HA:	0.15321	Total SF/SM:	6674	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	434,155	Spl Credit		Total:	434,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.18901443
Const Adj.:	0.99247509
Adj $ / SQ:	153.409
Other Features:	83584
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	423609
Depreciation:	111833
Depreciated Total:	311776

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

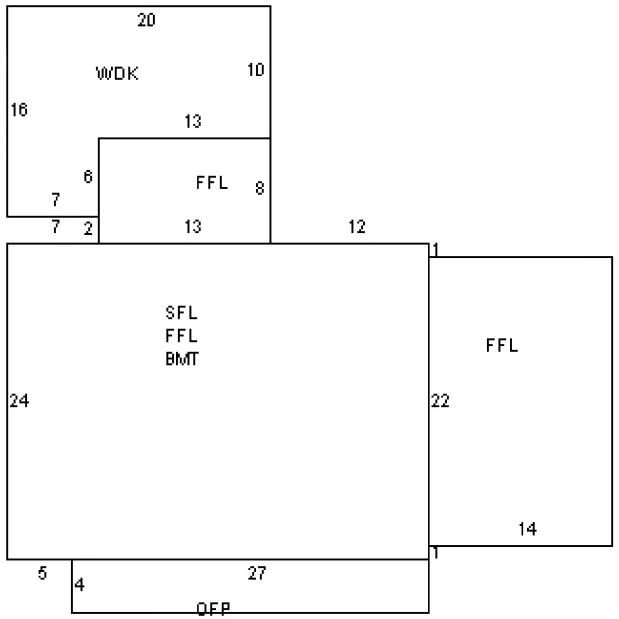
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	153.41
Special Features:	0	Val/Su Net:	101.70
Final Total:	311800	Val/Su SzAd	160.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,180	153.410	181,022
BMT	Basement	768	46.020	35,345
SFL	Second Floor	768	153.410	117,818
WDK	Deck	242	10.060	2,434
OFP	Open Porch	108	31.540	3,406

Net Sketched Area:	3,066	Total:	
Size Ad	1948	Gross Area	6396	FinArea	1948
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 183.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12 x 10	A	AV	1975	0.00	T	35.2	101						
19	Patio	D	Y	1	12 x 12	A	AV	2008	4.85	T	8.8	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600

IMAGE

AssessPro Patriot Properties, Inc